

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: RHODEHOUSE SHORT PLAT

Case Number: PLD2004-00083

Location: 2809 NE 172nd Ave

Request: The applicant is requesting to short plat an approximate .5 acre parcel into 3 single-family residential lots located in the R1-6 zone district.

Applicant: William Rauch, P.E.
Solarus Development
1101 SE Tech Center Drive, Suite 160
Vancouver, WA 98683
(360) 882-4868 x101; (360) 882-4266 FAX
E-mail: brauch@pivotalcomm.com

Contact Person: Same as applicant

Property Owner: Gary & Karen Rhodehouse
2809 NE 172nd Avenue
Vancouver, WA 98682
(360) 254-2165

Staff Contact: Dan Carlson Ext. 4499

Neighborhood Contact: Evergreen East Neighborhood Association
Doug Paulson, Interim President
C/O Leslie Meharry
703 NE 169th Ave
Vancouver, WA 98684
(360) 254-0780

Legal Description of Property: (Parcel Number 172156-000) Southwest Quarter of Section 19, Township 2 North Range 3 East Of The Willamette Meridian

Plan/Zone Designation: UL

Approval Standards/Applicable Laws:

Clark County Code Chapters: Title 15 (Fire Protection); Title 24 (Public Health); 40.220.010 (Single-Family Residential Districts); 40.350 (Transportation); 40.350.020 (Transportation Concurrency); 40.370.010 (Sewerage Regulations); 40.370.020 (Water Supply); Chapter 40.380 (Storm Water Drainage and Erosion Control); 40.540 (Land Division); 40.610 (Impact Fees); and RCW 58.17.110.

Application & Fully Complete Date:

Application Filed: September 14, 2004
Fully Complete: October 5, 2004

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting at **Dan Carlson (360) 397-2375, Ext. 4499** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/development/propoosedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/development/meetings.html>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

Attn: Dan Carlson

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or contact daniel.carlson@clark.wa.gov

Date of This Notice: October 19, 2004

<p><u>Closing Date for Public Comments:</u> November 2, 2004</p>
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